



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2016**

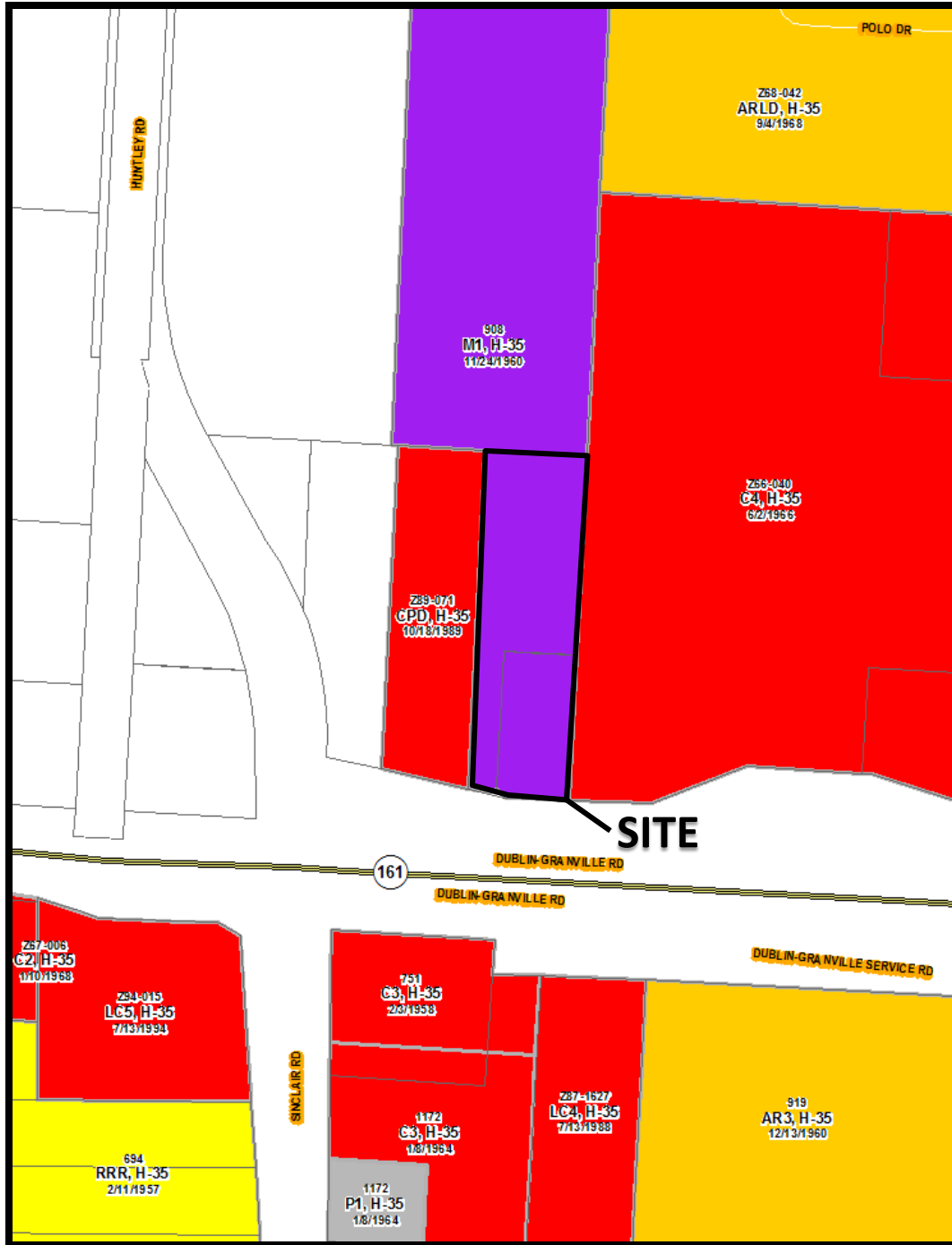
1.    **APPLICATION:**                    **Z15-050**  
      **Location:**                    **826 EAST DUBLIN-GRANVILLE ROAD**, being 1.2± acres located on the north side of East Dublin-Granville Road, 160± feet east of Huntley Road (010-109441 and 010-019170; Northland Community Council).  
  
      **Existing Zoning:**            M-1, Manufacturing District.  
      **Request:**                    L-M, Limited Manufacturing District.  
      **Proposed Use:**            Landscaping and mulch retail and wholesale.  
      **Applicant(s):**            Ohio Mulch, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
  
      **Property Owner(s):**       Judith E. Burgess; 163 Franklin Street; Delaware, OH 43015.  
      **Planner:**                    Michael Maret; 645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

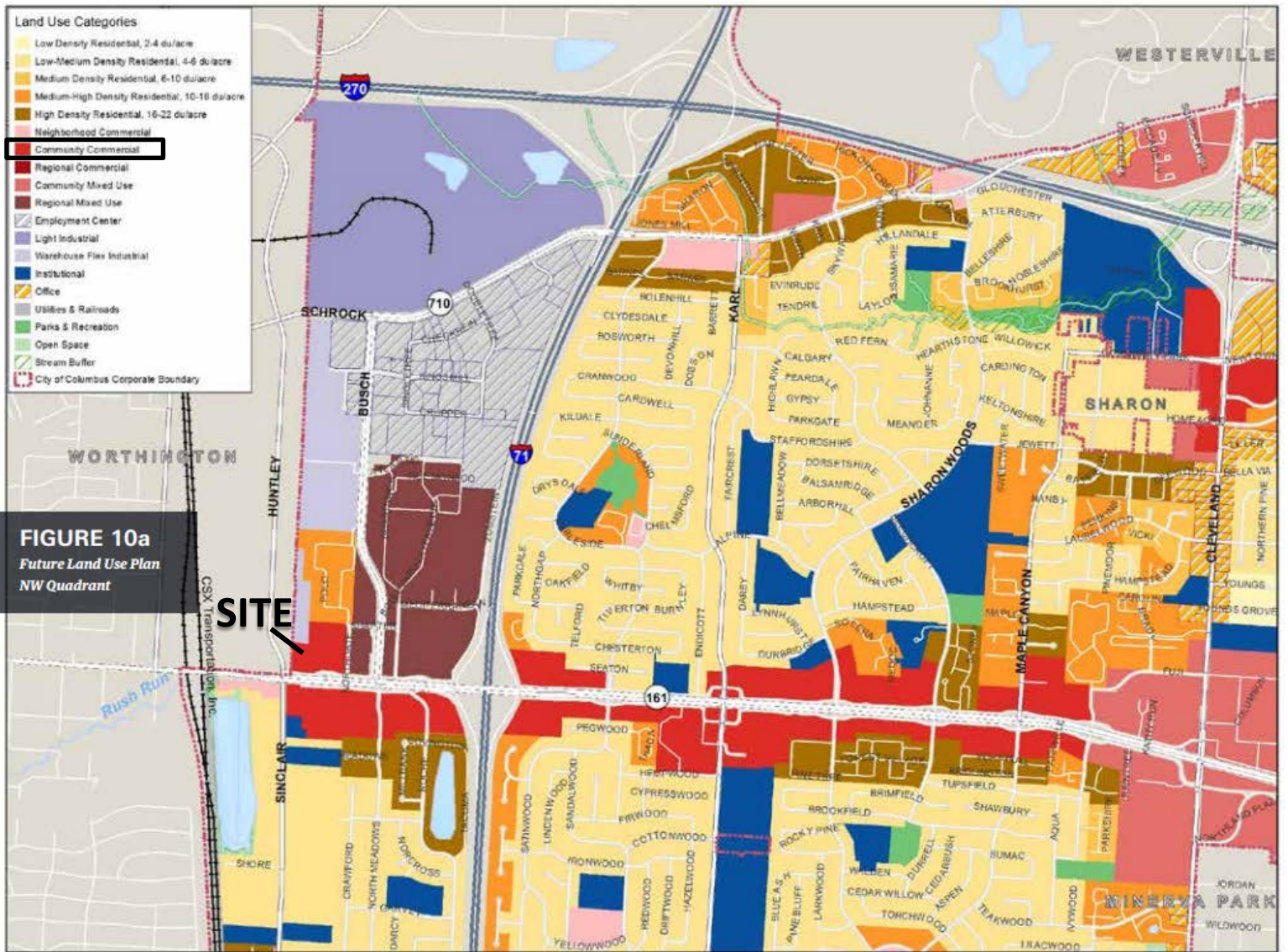
- The 1.2± acre site is zoned in the M-1, Manufacturing District and consists of two parcels, each developed with a nonconforming single-unit dwelling. The applicant proposes the L-M, Limited Manufacturing District, for the development of a retail and wholesale landscaping and mulch business.
- To the north is a warehouse facility, to the south are mixed commercial uses and apartments, to the east is a hotel and a fitness club, and to the west is a commercial strip center.
- Council variance #CV15-068 was submitted with this rezoning request to reduce the number of required parking spaces and the building and storage setbacks. That request will proceed to City Council with this rezoning request but is not subject to consideration by the Development Commission.
- The site is located within the planning area of the *Northland I Area Plan* (2014), which recommends “Community Commercial” such as retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The development text provides appropriate use restrictions; landscaping/screening, signage restrictions, and a commitment to a site plan.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M District will permit the development of a retail and wholesale landscaping and mulch business that is compatible with the development standards of adjacent commercial and manufacturing properties. Appropriate use restrictions and development standards in consideration of adjacent properties and a commitment to a site plan are included in this request. The proposal is also consistent with the land use recommendations of the *Northland 1 Plan* for community commercial uses.



Z15-050  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
M-1 to L-M



**FIGURE 10a**  
Future Land Use Plan  
NW Quadrant

**SITE** ↙

NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



Z15-050  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
M-1 to L-M





Z15-050  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
M-1 to L-M



Northland Community Council  
Development Committee

Report

December 2, 2015 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Case #4

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Application #Z15-050/CV15-068 (Rezone M-1 to L-M; reduce required parking; reduce storage & building setback; for retail mulch facility)  
Jeff Brown, Smith & Hale. *representing*

Ohio Mulch

826 E Dublin Granville Rd, 43229 (PID 010-109441/010-019170)

- *The Committee approved 15-2 a motion (by SCA, second by SWCA) to **RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:***
    - *That item 2, "Permitted Uses," of the text dated 11/25/2015 be amended to prohibit the following additional uses:*
      - *Used automobile sales not associated with a new automobile sales operation (a C-4 use);*
      - *All uses permitted in a C-5 district.*
    - *That the only permitted manufacturing uses will be those permitted in the M-1 manufacturing district, plus those associated with and specifically required for the operation of a retail mulch facility.*
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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 215-050

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

|   |  |
|---|--|
| <p>1. Ohio Mulch<br/>1600 Universal Road<br/>Columbus, OH 43207<br/>Jim Weber - 614-445-4455<br/>250 Columbus based employees</p> | <p>2. Judith E. Burgess<br/>163 Franklin Street<br/>Delaware, OH 43015<br/>zero Columbus based employees</p> |
| <p>3.</p>   | <p>4.</p>  |

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 3<sup>rd</sup> day of November, in the year 2015

  
SIGNATURE OF NOTARY PUBLIC

9/4/2020  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

***This Project Disclosure expires six (6) months after the date of notarization.***

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer